



**GRASSROOTS**  
REALTY GROUP

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**209 Gregoire Crescent  
Fort McMurray, Alberta**

**MLS # A2214354**



**\$240,000**

<b>Division:</b>	Gregoire Park		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	RMH-2
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Sheds

Step into this well-maintained 4-bedroom, 2-bathroom mobile home, cared for by its original owners and located in a family friendly neighborhood on a bus route. Offering comfort, space, and convenience, the home features an open-concept layout with a bright and airy living area that flows seamlessly into the kitchen and dining space &ndash; ideal for everyday living or entertaining. The spacious kitchen provides ample cabinetry and counter space. The primary bedroom includes a private en-suite, while the additional 3 bedrooms share a second full bath. This non-smoking home also features air conditioning, two outdoor storage sheds (8X10 and 8X7.5), and an extended driveway offer ample parking for multiple vehicles. Additional features include a new belly bag in 2017, an updated front deck, and updated appliances. and the chimney replaced in 2022. Immediate possession is available, and the sellers are open to offers. A great opportunity in a well-established community &ndash; schedule your tour today!